



Rizzetta & Company

LTC Ranch West Residential Community Development District

**Board of Supervisors Meeting
January 4, 2023**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

LTC RANCH WEST RESIDENTIAL DEVELOPMENT DISTRICT COMMUNITY

Board of Supervisors	Grady Miars Austin Burr Robert Nelson James Jahna Ben Meyers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Kutak Rock LLP
District Engineer	Kinan Husainy	Kimley-Horn and Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.ltc ranchwestcdd.org

January 3, 2023

Board of Supervisors
**LTC Ranch West Residential
Community Development
District**

REVISED AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District will be held on **January 4, 2023, at 11:30 a.m.** at the **Office of Greenpointe Communities, LLC** located at **864 S.E. Becker Road, Port St. Lucie Florida 34984**. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Meeting from the Board of Supervisors Meeting held on November 16, 2023..... Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for October & November 2023..... Tab 2
4. **BUSINESS ITEMS**
 - A. Public Hearing to Consider Imposition of Special Assessments and Adoption of Assessment Roll
 1. Presentation of Supplemental Engineer's Report..... Tab 3
 2. Presentation of Master Assessment Methodology Report (Expansion Area)..... Tab 4
 3. Consideration of Resolution 2024-05, Levying Assessments..... Tab 5
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Discussion of Superior Waterway Addendum
 - C. District Manager
6. **SUPERVISOR REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Brian Mendes

Brian Mendes
District Manager

cc: Johnthan Johnson, Kutak Rock
LLP

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the LTC Ranch West Residential Community Development District was held on **Thursday, November 16, 2023, at 3:01 p.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Vice Chairman
Bo Jahna	Board Supervisor, Assistant Secretary
Ben Meyers	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel, Kutak Rock
Kinan Husainy	District Engineer, Kimley-Horn
Kayla Connell	District Manager, Rizzetta & Company, Inc.

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 11:30 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Meeting
from Board of Supervisors' Meeting
held on October 10, 2023**

Mr. Mendes presented the minutes from the meeting held on October 10, 2023. No changes were requested.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Minutes of the Regular Meeting held on October 10, 2023, for LTC Ranch West Residential Community Development District.

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FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
September 2023**

Mr. Mendes presented the operation and maintenance expenditures for September 2023 and asked if there were any questions. There were no questions regarding any of the expenditures.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board ratified Operation and Maintenance Expenditures for September 2023 (\$14,424.71), for LTC Ranch West Residential Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Bond Related
Items**

The district engineer and Ms. Connell presented their respective reports and asked board if they had any questions. There were none.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board accepted the Supplemental Engineer's Report in substantial form, for LTC Ranch West Residential Community Development District.

62

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board accepted the Preliminary SAM report, for LTC Ranch West Residential Community Development District.

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Mr. Mendes presented the resolution to the board and asked if they had any questions. There were none.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2024-02, Delegation Resolution, for LTC Ranch West Residential Community Development District.

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Mr. Mendes presented the resolution to the board and asked if they had any questions. There were none.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2024-03, Declaring Assessments for LTC Ranch West Residential Community Development District.

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Mr. Mendes presented the resolution to the board and asked if they had any questions. There were none. The public hearing was set for January 4th, 2023.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adopted Resolution 2024-04, Setting a Public Hearing for LTC Ranch West Residential Community Development District.

75

Counsel recommended to amend date and time for next meeting, December 18th.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved amending date and time for next meeting, for LTC Ranch West Residential Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

No Report.

C. District Manager

No Report.

SEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

There were no comments from the Audience.

There were no Supervisor requests put forward.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:30 p.m. for LTC Ranch West Residential Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures October 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2023 through October 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 15,239.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2023 Through October 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bo Jahna	100057	BJ101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Grau & Associates, P.A.	100058	101023-582	Audit FYE 09/30/2022	\$ 70.00
Kimley-Horn and Associates, Inc.	100055	25926647	Engineering Services 08/23	\$ 2,741.38
Kutak Rock, LLP	100056	3282142 12423-1	Legal Services 08/23	\$ 2,368.50
Rizzetta & Company, Inc.	100053	INV0000084170	District Management Fees 10/23	\$ 4,260.00
Rizzetta & Company, Inc.	100054	INV0000084071	Assessment Roll Annual FY23/24	\$ 5,200.00
Robert A Burr	100059	RB101023	Board of Supervisors Meeting 10/10/23	\$ 200.00
Robert Nelson	100060	RN101023	Board of Supervisors Meeting 10/10/23	<u>\$ 200.00</u>
Total Report				<u>\$ 15,239.88</u>

LTC Ranch West Residential CDD

Meeting Date: October 10, 2023

SUPERVISOR PAY REQUEST

RECEIVED
10/12/2023

Name of Board Supervisor	Check if paid
Grady Miars	
Austin Burr (*)	✓
Bo Jahna	✓
Robert Nelson	✓
Chris Frederick	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:35am
Meeting End Time:	11:40am
Total Meeting Time:	

Time Over _____ (?) Hours:

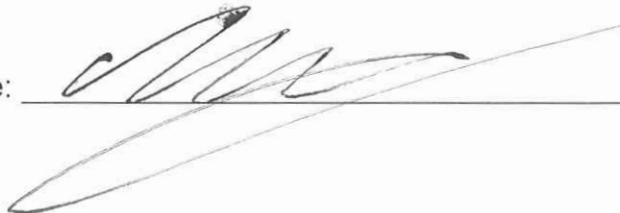
Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	10/10
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____



Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa FL 33625

Date 10/10/2023

SERVICE	AMOUNT
Audits FYE 09/30/2022 - confirmation.com.	\$ <u>2,520.00</u>
See cost break-out per District on page 2.	Current Amount Due \$ <u>2,520.00</u>

Client Name	Date	Amount	Bond Series
Bahia Lakes CDD	02/14/2023	35.00	2016
Bridgewater CDD	01/31/2023	70.00	2015A-1, 2015A-2
Connerton West CDD	02/16/2023	140.00	2006, 2015, 2018 A, 2018-1
Copperspring CDD	02/13/2023	35.00	2019
Country Walk CDD	02/16/2023	105.00	2015A-1, 2015A-2
Cross Creek North CDD	02/14/2023	35.00	2018
Eagle Pointe CDD	02/16/2023	35.00	2020
Entrada CDD CDD	02/13/2023	35.00	2021
Glen St. Johns CDD	01/31/2023	35.00	2016
Grand Hampton CDD	02/16/2023	140.00	2014, 2016
Harbourage at Braden River CDD	02/14/2023	35.00	2014
Highland Meadows CDD	02/14/2023	35.00	2006A
K-Bar Ranch CDD	02/17/2023	140.00	2016, 2011, 2014(Parcel O-1), 2014 (Parcel Q)
K-Bar Ranch CDD II	02/13/2023	140.00	2021, 2017, 2017 A2, 2017 A3
Lakeside CDD	02/16/2023	140.00	2015, 2018
LTC Ranch West Residential CDD	02/14/2023	70.00	2021 A, 2021B
Meadow Point III CDD	02/14/2023	140.00	2007, 2013, 2015, 2021
Meadow Pointe IV CDD	02/28/2023	280.00	2004, 2005, 2007, 2012, 2014, 2015, 2022 A-1, 2022 A-2
Mitchell Ranch CDD	02/13/2023	35.00	2019
Palma Sola Trace CDD	02/14/2023	35.00	2013
Paseo CDD	02/16/2023	35.00	2018
Portico CDD	02/13/2023	70.00	2020-1, 2020-2
Seven Oaks CDD	02/16/2023	175.00	2016 A, 2016 B, 2016 A-1, 2016 B1 & 2, 2021
Somerset CDD	02/14/2023	35.00	2004
Summit View CDD	02/16/2023	70.00	2021 A, 2021B
Tara CDD 1	02/14/2023	140.00	2012 A-1, 2012 A-2
The Groves CDD	02/13/2023	35.00	2007
Two Creeks CDD	02/16/2023	70.00	2016 A-1, 2016 A-2
Veranda II CDD	02/14/2023	70.00	2021 AA4, 2021 AA5
Wesbridge CDD	02/13/2023	35.00	2019
World Commerce CDD	02/23/2023	70.00	2004, 2007
Total		\$ 2,520.00	

Please remit payment electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
 Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94163
 Account Number: 2073089159554
 ABA#: 121000248

If paying by check, please remit to:

KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 932520
 ATLANTA, GA 31193-2520

Payment for this invoice is due within 25 days of receipt.

LTC RANCH WEST RESIDENTIAL CDD
 C/O RIZZETTA & COMPANY
 3434 COLWELL AVE
 SUITE 200
 TAMPA, FL 33614

Invoice No: 25926647
 Invoice Date: Aug 31, 2023
 Invoice Amount: \$2,741.38

Project No: 147853001.2
 Project Name: LTC RANCH CDD
 Project Manager: HUSAINY, KINAN

Client Reference: WO #2

Federal Tax Id: 56-0885615
 For Services Rendered through Aug 31, 2023

HOURLY

Description	Amount Billed to Date	Previous Amount Billed	Current Amount Due
CDD MEETINGS	10,344.00	9,384.00	960.00
EXPENSES	107.76	2.30	105.46
LABOR	47,249.00	45,689.00	1,560.00
OFFICE EXPENSE	2,649.28	2,533.36	115.92
Subtotal	60,350.04	57,608.66	2,741.38
Total HOURLY			2,741.38

Description of Services:

Review of requisitions
 Attend CDD meeting



Total Invoice: \$2,741.38

LTC RANCH WEST RESIDENTIAL CDD
 C/O RIZZETTA & COMPANY
 3434 COLWELL AVE
 SUITE 200
 TAMPA, FL 33614

Invoice No: 25926647
 Invoice Date: Aug 31, 2023
 Project No: 147853001.2
 Project Name: LTC RANCH CDD
 Project Manager: HUSAINY, KINAN

HOURLY

Task	Description	Hrs/Qty	Rate	Current Amount Due
CDD MEETINGS	SENIOR PROFESSIONAL I	4.0	240.00	960.00
TOTAL CDD MEETINGS		4.0		960.00
EXPENSES	VEHICLE MILEAGE	161.0	0.655	105.46
TOTAL EXPENSES		161.0		105.46
LABOR	PROFESSIONAL	0.5	240.00	120.00
	SENIOR PROFESSIONAL I	6.0	240.00	1,440.00
TOTAL LABOR		6.5		1,560.00
OFFICE EXPENSE	ALLOCATION			115.92
TOTAL OFFICE EXPENSE				115.92
TOTAL LABOR AND EXPENSE DETAIL				2,741.38

This page is for informational purposes only. Please pay amount shown on cover page.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 26, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3282142

Client Matter No. 12423-1

Notification Email: eftgroup@kutakrock.com

RECEIVED
9/26/2023

Ms. Melissa Dobbins
LTC Ranch West CDD
Rizzetta & Company, Inc.
Suite 330
8529 South Park Circle
Orlando, FL 38219

Invoice No. 3282142
12423-1

Re: General Counsel

For Professional Legal Services Rendered

08/01/23	J. Johnson	0.50	197.50	Prepare for and attend Pod 9 contract review with Dywer and Burr.
08/01/23	K. Jusevitch	2.20	374.00	Research construction contract and confer with Johnson
08/10/23	K. Jusevitch	0.40	68.00	Prepare budget hearing documents; confer with Johnson and correspond with district manager
08/12/23	J. Johnson	0.30	118.50	Review financial statements.
08/14/23	K. Jusevitch	0.30	51.00	Update assessment resolution; confer with Johnson and correspond with district manager
08/22/23	J. Johnson	0.80	316.00	Prepare for an attend CDD meeting; post meeting wrap up.
08/22/23	K. Jusevitch	0.30	51.00	Prepare contract award resolution; confer with Johnson and correspond with district manager
08/23/23	J. Johnson	0.50	197.50	Review draft audit.

KUTAK ROCK LLP

LTC Ranch West CDD
September 26, 2023
Client Matter No. 12423-1
Invoice No. 3282142
Page 2

08/23/23	K. Jusevitch	0.20	34.00	Prepare construction award notices and confer with Johnson
08/24/23	J. Johnson	0.30	118.50	Review bid notices.
08/24/23	K. Jusevitch	0.20	34.00	Correspond with district manager regarding construction award notices
08/28/23	J. Johnson	1.10	434.50	Review bid documents etc and confer with Dwyer regarding contract.
08/31/23	K. Jusevitch	2.20	374.00	Confer with Johnson regarding construction documents and correspond with developer; download and organize procurement documents

TOTAL HOURS 9.30

TOTAL FOR SERVICES RENDERED \$2,368.50

TOTAL CURRENT AMOUNT DUE \$2,368.50

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084170

Bill To:

LTC Ranch West Residential CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
October	Upon Receipt	00582

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,260.00
		Total	\$4,260.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/1/2023	INV0000084071

RECEIVED
 9/22/2023

Bill To:

LTC Ranch West Residential CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00582

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,200.00	\$5,200.00
Subtotal			\$5,200.00
Total			\$5,200.00

LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 14,765.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

LTC Ranch West Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Benjamin Meyers	100064	BM-111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Bo Jahna	100065	BJ-041123	Board of Supervisors Meeting 04/11/23	\$ 200.00
Bo Jahna	100065	BJ-061323	Board of Supervisors Meeting 06/13/23	\$ 200.00
Bo Jahna	100065	BJ-082223	Board of Supervisors Meeting 08/22/23	\$ 200.00
Bo Jahna	100065	BJ-111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Florida Department of Commerce	100063	89431	Special District Fee FY 23/24	\$ 175.00
Impact Landscaping & Irrigation, LLC	100068	INV-62444	Landscaping Maintenance 11/23	\$ 8,228.00
Kutak Rock, LLP	100062	3297165	Legal Services 09/23	\$ 677.77
Rizzetta & Company, Inc.	100061	INV0000084963	District Management Fees 11/23	\$ 4,260.00
Robert A Burr	100066	RB-111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Treasure Coast Newspapers	100067	0005987493	Legal Advertising Account #1126104 10/23	\$ 224.44
Total Report				<u>\$ 14,765.21</u>

LTC Ranch West Residential CDD

Meeting Date: November 16, 2023

SUPERVISOR PAY REQUEST

RECEIVED
11/17/2023

Name of Board Supervisor	Check if paid
Grady Miars	<input type="checkbox"/>
Austin Burr	<input checked="" type="checkbox"/>
Bo Jahna	<input checked="" type="checkbox"/>
Robert Nelson	<input type="checkbox"/>
Ben Meyers	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	8:01 PM
Meeting End Time:	3:30 PM
Total Meeting Time:	30 min

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature:



LTC Ranch West Residential CDD

Meeting Date: 04/11/23

RECEIVED
11/16/2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Grady Miars	
Austin Burr	
Bo Jahna	✓
Robert Nelson	
Ben Meyers	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	10:30am
Total Meeting Time:	

Time Over _____ (?) Hours:

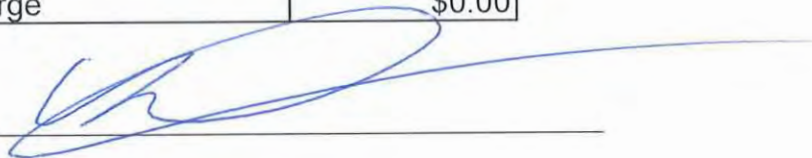
Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____



LTC Ranch West Residential CDD

Meeting Date: 06/13/23

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Grady Miars	
Austin Burr	
Bo Jahna	✓
Robert Nelson	
Ben Meyers	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	10:30am
Total Meeting Time:	

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____



LTC Ranch West Residential CDD

Meeting Date: 08/22/23

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Grady Miars	
Austin Burr	
Bo Jahna	✓
Robert Nelson	
Ben Meyers	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10am
Meeting End Time:	10:30am
Total Meeting Time:	

Time Over _____ (?) Hours:	
----------------------------	--


Total at \$ _____ per Hour:	
-----------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____



Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89431
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001022
LTC Ranch West Residential Community Development District
 Mr. William J. Rizzetta
 3434 Colwell Avenue, Suite 200
 Tampa, Florida 33614

OCT 5 2023



- 2. Telephone:** 813-514-0400 Ext
- 3. Fax:** 813-514-0401
- 4. Email:** brizzetta@rizzetta.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** www.ltc ranchwestcdd.org
- 8. County(ies):** St. Lucie
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 09/06/2022
- 11. Creation Document on File:** 06/25/2021
- 12. Date Established:** 06/14/2021
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Port St. Lucie
- 15. Creation Document(s):** City Ordinances 21-53 and 22-74
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Impact Landscaping & Irrigation, LLC
 1562 Park Lane South
 Suite 700
 Jupiter FL 33458
 United States
 (561) 575-9501



Invoice

#INV-62444

11/13/2023

Bill To

LTC Ranch West Residential CDD
 3434 Colwell Avenue Suite 200
 Tampa, FL 33614

TOTAL	\$8,228.00
--------------	-------------------

PO #	Terms
------	-------

Item	Quantity	Rate	Amount
Wylder Parkway Landscaping Maintenance per Contract November 2023			
Wylder Parkway Maintenance	0.8	\$6,685.00	\$5,348.00
Irrigation Wet Check	0.8	\$800.00	\$640.00
Bahia Mowing - Toe of Berms to Sidewalk	1	\$2,240.00	\$2,240.00

Subtotal	\$8,228.00
Payments/Credits	\$0.00
Total	\$8,228.00

RECEIVED
 11/13/2023

If a billing statement balance is not paid in full when due, interest will be charged on any unpaid balance that remains past due beginning on the first day it is past due and continuing until paid at the rate of 18% per annum (or the maximum lawful rate if less.) Should Impact Landscaping and Irrigation, LLC employ an attorney to enforce any of the provisions hereof, to protect its interest in any matter arising under this contract, to collect damages for the breach of this contract, the customer(s) jointly and severally agree to pay Impact Landscaping and Irrigation, LLC all reasonable costs, charges, expenses and attorney's fees expended or incurred therein

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 26, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3297165

Client Matter No. 12423-1

Notification Email: eftgroup@kutakrock.com

Ms. Melissa Dobbins
LTC Ranch West CDD
Rizzetta & Company, Inc.
Suite 330
8529 South Park Circle
Orlando, FL 38219

Invoice No. 3297165
12423-1

Re: General Counsel

For Professional Legal Services Rendered

09/01/23	J. Gillis	0.40	68.00	Coordinate response to auditor letter
09/02/23	L. Whelan	0.10	38.50	Research regarding meeting issues per Johnson
09/18/23	K. Jusevitch	1.20	204.00	Confer with Johnson; prepare construction agreements and correspond with procurement team
09/21/23	J. Johnson	0.90	355.50	Review and revise contract forms
TOTAL HOURS		2.60		

KUTAK ROCK LLP

LTC Ranch West CDD
October 26, 2023
Client Matter No. 12423-1
Invoice No. 3297165
Page 2

TOTAL FOR SERVICES RENDERED \$666.00

DISBURSEMENTS

Freight and Postage 11.77

TOTAL DISBURSEMENTS 11.77

TOTAL CURRENT AMOUNT DUE \$677.77

RECEIVED
10/26/23

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/1/2023	INV0000084963

Bill To:

LTC Ranch West Residential CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
November	Upon Receipt	00582


Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,664.00	\$1,664.00
Administrative Services	1.00	\$364.00	\$364.00
Financial & Revenue Collections	1.00	\$312.00	\$312.00
Management Services	1.00	\$1,820.00	\$1,820.00
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,260.00
Total			\$4,260.00



RECEIVED
NOV 13 2023

ACCOUNT NAME LTC Ranch West Residential Community Development District		ACCOUNT # 1126104	PAGE # 1 of 1
INVOICE # 0005987493	BILLING PERIOD Oct 1- Oct 31, 2023	PAYMENT DUE DATE November 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$548.91	TOTAL CASH AMT DUE* \$224.44	

BILLING ACCOUNT NAME AND ADDRESS
Ltc Ranch West Residential Community Development District
Rebekah Scroggins
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: 584964

Date	Description	Amount
10/1/23	Balance Forward	\$1.00

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
10/2/23	9332950	Notice of Regular BOS Meeting		\$94.08
10/12/23	9387580	NOTICE OF PUBLIC MEETING DATES		\$129.36

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$224.44
Service Fee 3.99%	\$8.96
*Cash/Check/ACH Discount	-\$8.96
*Payment Amount by Cash/Check/ACH	\$224.44
Payment Amount by Credit Card	\$233.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME LTC Ranch West Residential Community Development District		ACCOUNT NUMBER 1126104		INVOICE NUMBER 0005987493		AMOUNT PAID
CURRENT DUE \$223.44	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$278.02	120+ DAYS PAST DUE \$271.89	UNAPPLIED PAYMENTS -\$548.91	TOTAL CASH AMT DUE* \$224.44
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVW Code _____ Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE \$233.40	

0001126104000000000000059874930002244467173

Tab 3

LTC Ranch West Residential Community Development District

Supplement Engineer's Report of Infrastructure Improvements 11/16/2023

Prepared By:

Kimley»»Horn

445 24th Steet, Suite 200
Vero Beach, FL 32960
Main: 772-794-4100
Direct: 772-794-4117

Prepared For:

Board of Supervisors
Community Development District
St. Lucie County, Florida
LTC Ranch West Residential

TABLE OF CONTENTS

SECTION

1. Introduction	3
2. Status of Project Approvals	5
3. General Description of Bond Issues	7
4. Infrastructure Improvements	16
5. Cost Estimate for The Development Improvements	18
6. Conclusion	19
<u>DEVELOPMENT PLANS:</u>	
Figure No. 1 – Proposed Development Plan	4
Figure No. 2 – Site Plan LTC Ranch – Pod 1	8
Figure No. 3 – Site Plan LTC Ranch – Pod 2	9
Figure No. 4 – Site Plan LTC Ranch – Pod 4	10
Figure No. 5 – Site Plan LTC Ranch – Pod 5	11
Figure No. 6 – Site Plan LTC Ranch Pod 6A and 6B	12
Figure No. 7 – Site Plan LTC Ranch Pod 9A and 9B	13
Figure No. 8 – Site Plan East #5	14
Figure No. 9 – Site Plan Wylder Parkway Phase 1 & 2	15
<u>TABLES:</u>	
Table No. 1 – Development Data	3
Table No. 2 – Estimates of Probable Cost	18

SECTION 1

INTRODUCTION

The LTC Ranch West Residential Community Development District (the "District") contains 1,572.85+/- acres of land generally located south of Midway Road, west of I-95, north of Glades Cut-Off Road and north by Midway Road., in the City of Port St. Lucie, Florida.

The District proposes revisions to the developments within the LTC Ranch West Residential Community Development to include the following:

- LTC Ranch Pod 6 is being broken into Pod 6a and Pod 6B
- LTC Ranch Pod 9 is being broken in Pod 9A and Pod 9 B

The proposed developments within the LTC Ranch West Residential CDD are depicted in Figure 1 "Proposed Development". The proposed density for each development is shown below in Table No. 1 "Proposed Development Data".

Table No. 1 Proposed Development Data									
Description Lot Sizes	LTC Ranch Pod 1	LTC Ranch Pod 5	LTC Ranch Pod 6A*	LTC Ranch Pod 6B*	LTC Ranch Pod 9A**	LTC Ranch Pod 9B**	LTC Ranch Pod 2 ***	LTC Ranch Pod 4***	Total Number of Units
Duplex (# of Units)	-	-	78	110	38		-	-	226
Townhomes	-	310	-	-	-	32	-	627	969
40' Single Family	122	-	-	-	42	6	172	-	342
50' Single Family	262	-	129	152	175	248	242	-	1208
60' Single Family	82	-	87	80	61	176	106	-	592
Multi-Family	-	-	-	-		-	-	-	0
Condominiums	-	-	-	-		84	-	-	84
TOTAL	466	310	294	342	316	546	520	627	3421

* Phase 6a has 2 phases

** Pod 9A and B have 2 phases

*** Pod 2 and 4 are currently in design and actual unit count may vary slightly

In addition to the District proposed revisions to the LTC Ranch development, the District is proposing Wylder Parkway which comprises of two phases (Phase 1 & Phase 2). Wylder Parkway Phase 1 is located to the east of Pod 1 and connects the Pod 1 and Pod 6a entrance to Glades Cut off Road to the South. Wylder Parkway Phase 2 is the continuation of Wylder Parkway North to the connection at Midway Road. The utility components of E/W 5 are included within this supplement. E/W 5 starts at Glades Cut Off Road and runs west to the Western property boundary. It is located South of Pod 1 and North of Pod 9 as shown on the development plan included in this supplemental report.



FIGURE 1: PROPOSED DEVELOPMENT



N.T.S.

SECTION 2

STATUS OF PROJECTS

A. Developments:

LTC Ranch West Pod 1, Phase 1 is fully permitted with homesites being constructed. Phase 1 subdivision improvements have been completed and turned.

LTC Ranch West Pod 1, Phase 2 is fully permitted and under construction. No homes are being constructed at this time. Phase 2 subdivision improvements are currently under construction and completion is anticipated for Spring 2024.

LTC Ranch West Pod 5 has been designed and has been submitted for permits. Pod 5 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 5 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024.

LTC Ranch West Pod 9 has been designed and has been submitted for permits. Pod 9 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 9 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024 or early 2025.

Wylder Parkway Phase 1 has been fully permitted and constructed. It is currently in the process of being closed out with the Municipality

Wylder Parkway Phase 2 has been designed and has been submitted for permits. Phase 2 has been approved for clearing and mass grading and is under construction for that scope of work. Phase 2 full roadway improvements should begin construction toward the beginning of 2024 and estimated to be completed early 2025.

LTC Ranch Pod 2 is currently in design. Permit applications will be submitted in late 2023. Permitting is anticipated to be completed in mid-2024 and construction should commence shortly thereafter.

LTC Ranch Pod 6B is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

LTC Ranch Pod 4 is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

B. Site Development Permits:

Specific land development permits are required for each of the proposed developments within the District. All Pods finished the process of obtaining development approvals to construct the project and are either in the process or about to start the process of construction.

1. LTC Ranch Pod 1 (Phase 1 and Phase 2), see Figure No. 2 "Site Plan LTC Ranch - Pod 1" was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;

- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat has been approved.

2. LTC Ranch Pod 5, see Figure No. 3 "Site Plan LTC Ranch - Pod 5" has been submitted to the City of Port St. Lucie and is awaiting scheduling to be heard by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

3. LTC Ranch Pod 6A, see Figure No. 3 "Site Plan LTC Ranch - Pod 6A" was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat for Phase 1 has been submitted and is anticipated to be approved in fall 2024.

4. LTC Ranch Pod 9, see Figure No. 3 "Site Plan LTC Ranch - Pod 9" was approved by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

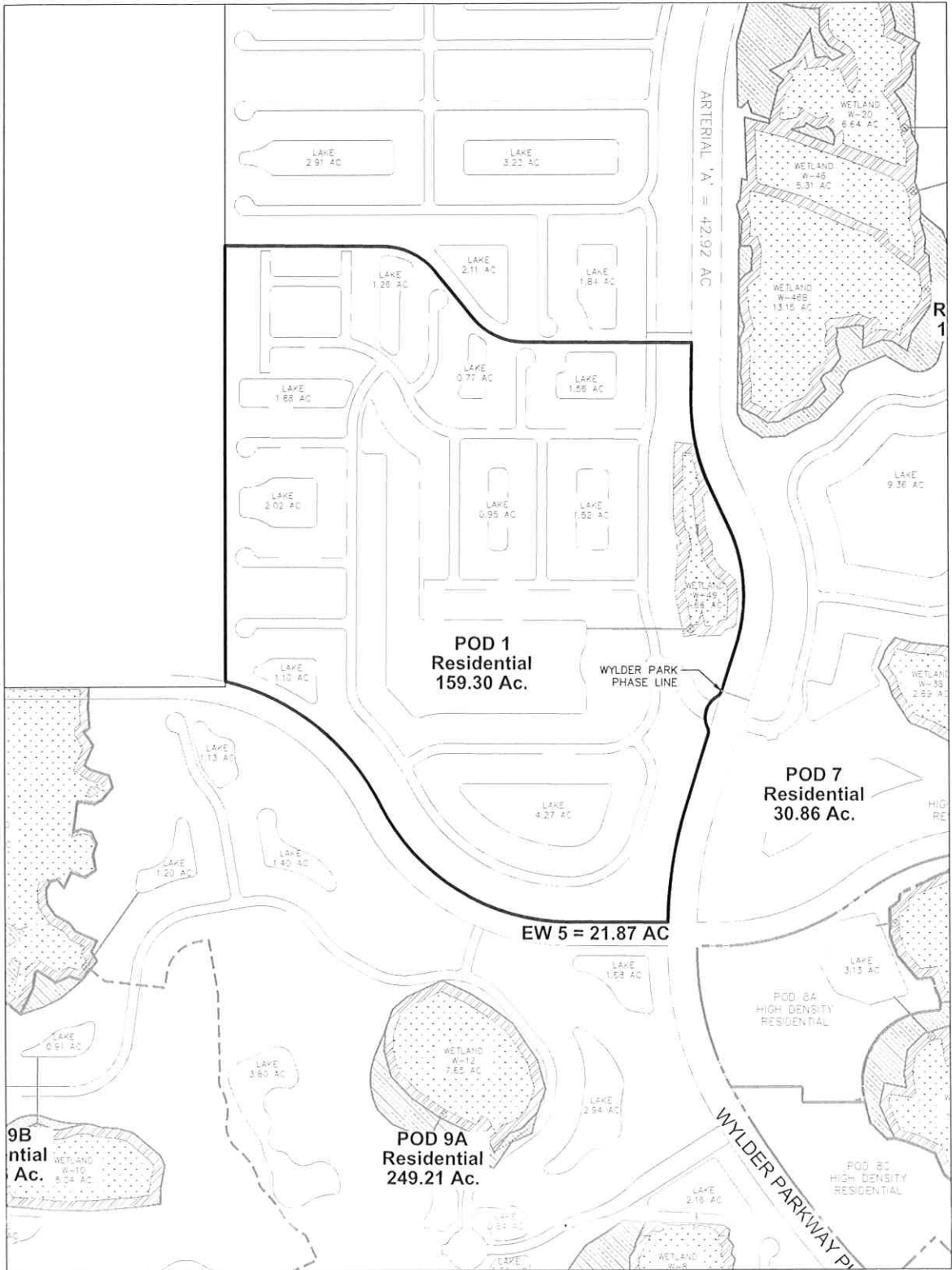
SECTION 3

GENERAL DESCRIPTION OF BOND ISSUES

This Engineer's Report addresses the public infrastructure improvements to be undertaken by the District with respect to the issuance of special assessment bonds (the "Bonds"). The District expects to finance a portion of these infrastructure improvements through the issuance of Bonds.



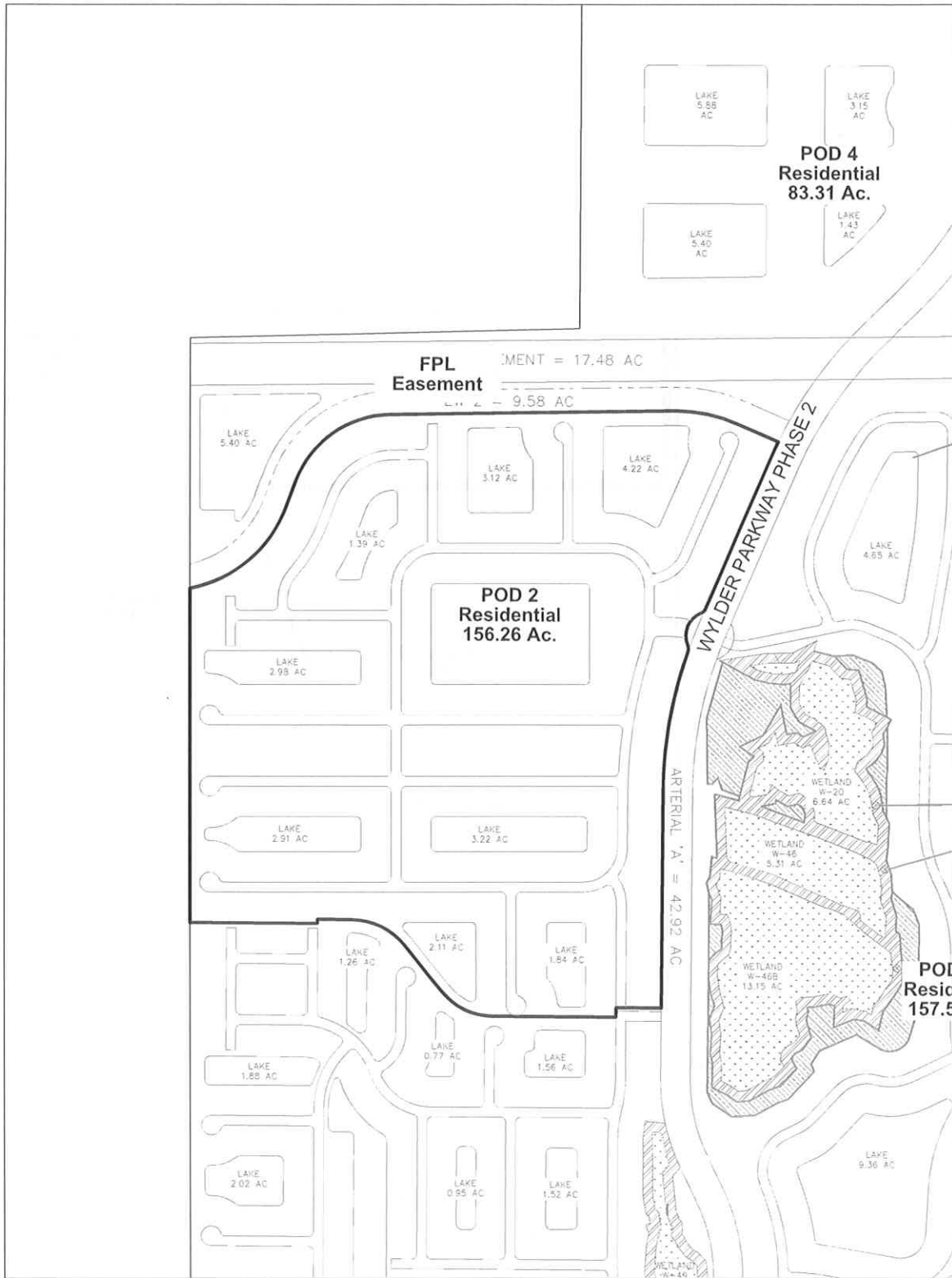
FIGURE 2: SITE PLAN
LTC RANCH - POD 1



N.T.S.



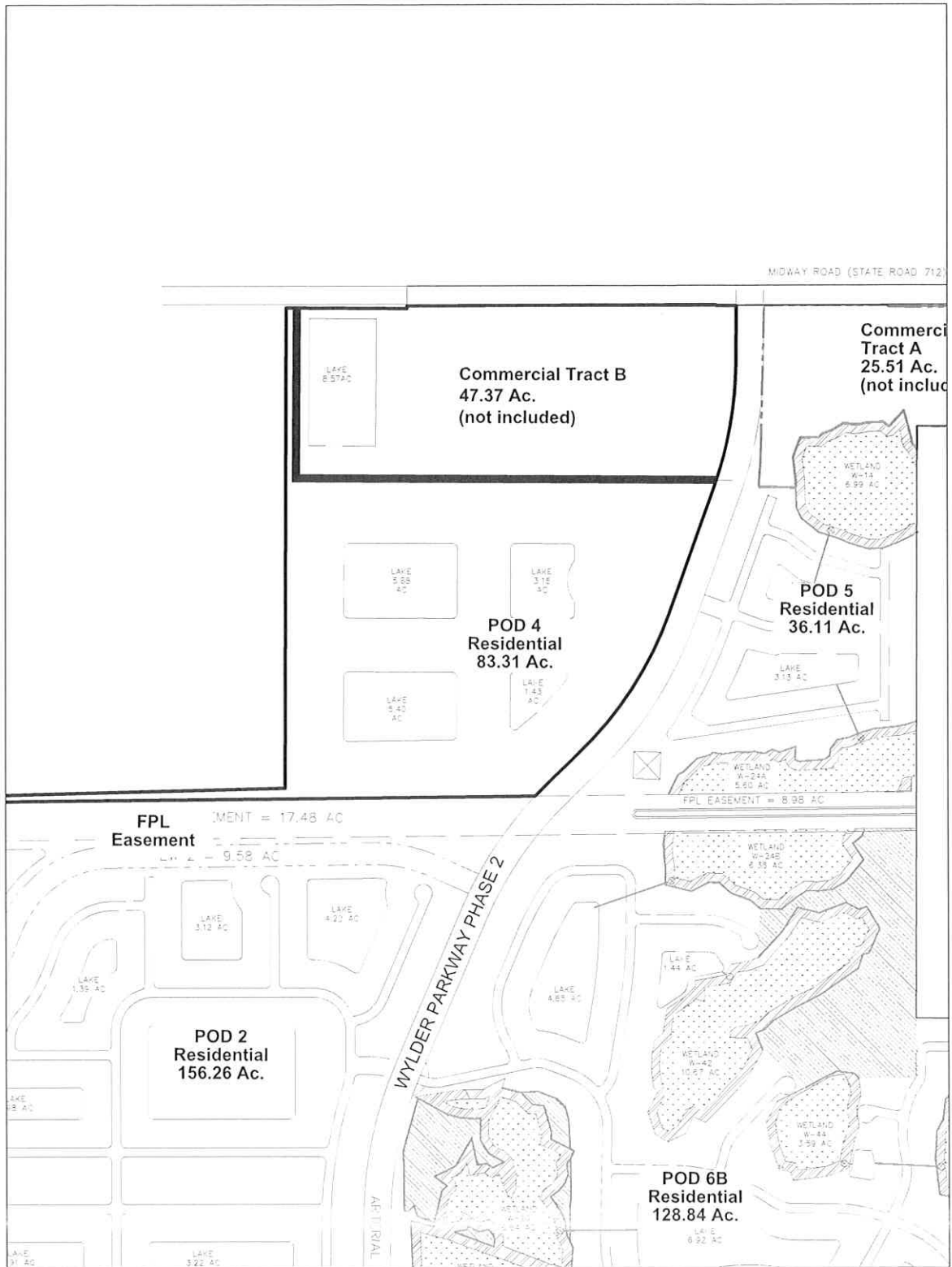
FIGURE 3: SITE PLAN
LTC RANCH - POD 2



N.T.S.



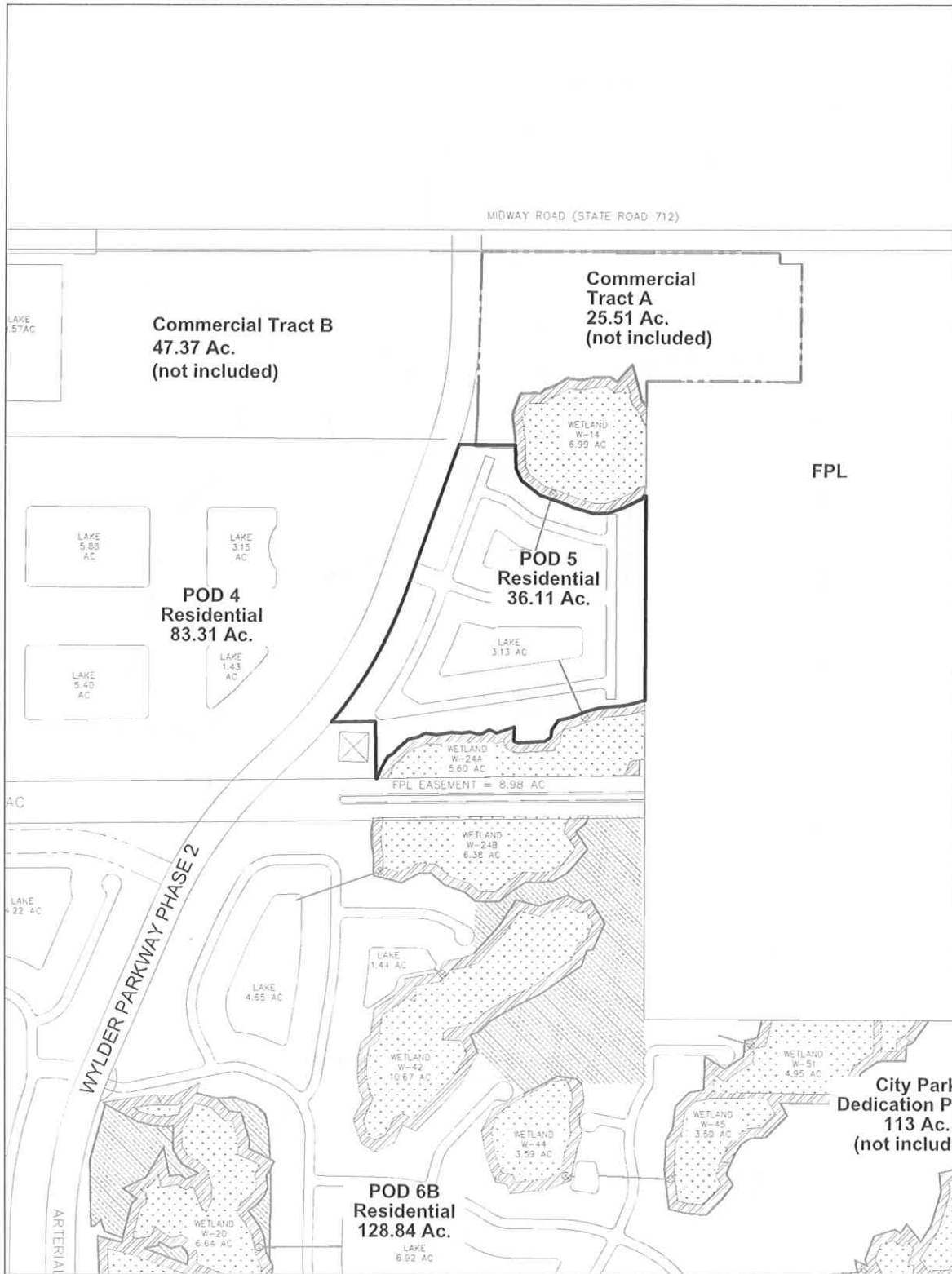
FIGURE 4: SITE PLAN
LTC RANCH - POD 4



N.T.S.



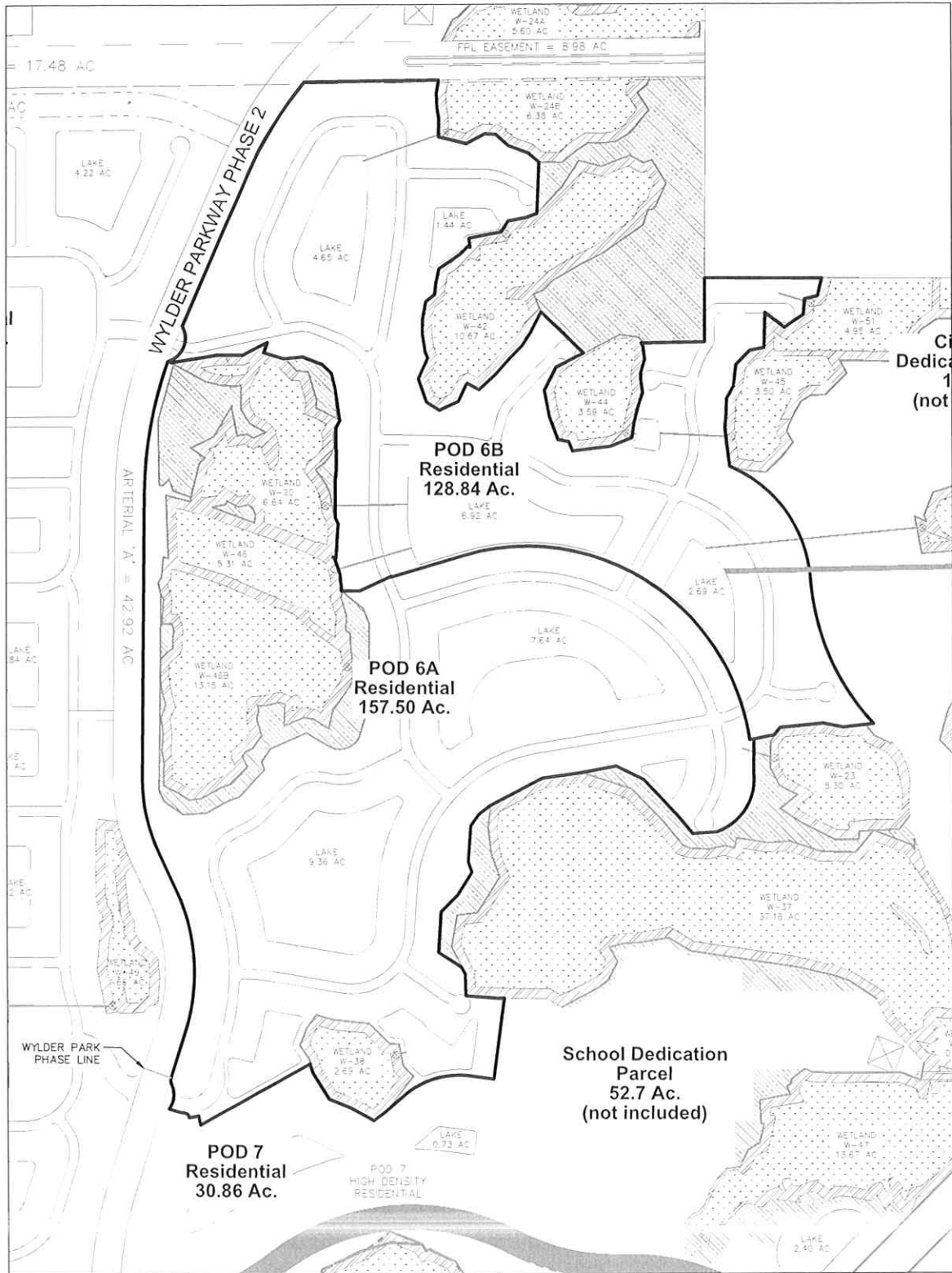
FIGURE 5: SITE PLAN
LTC RANCH – POD 5



N.T.S.



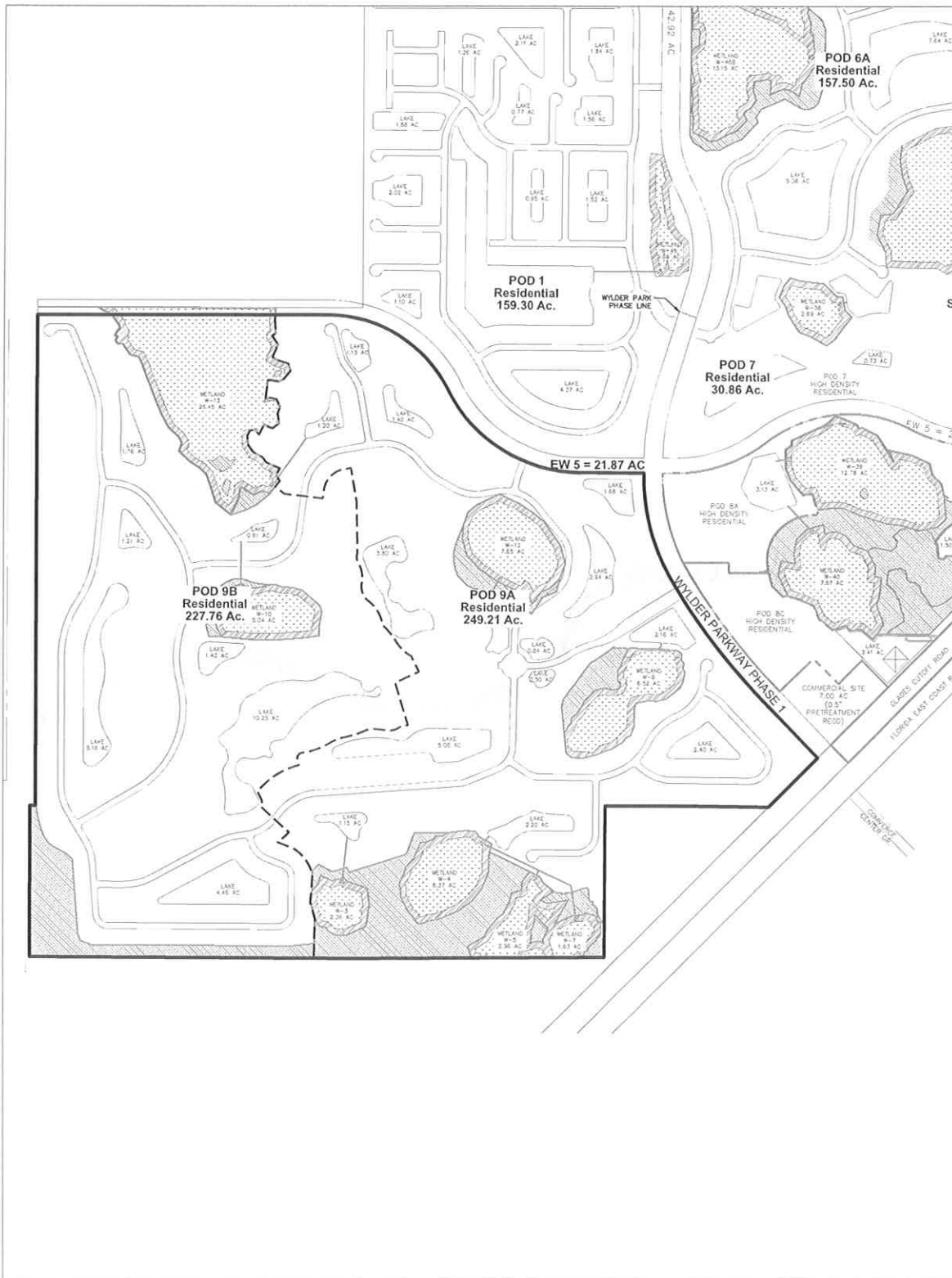
FIGURE 6: SITE PLAN LTC
RANCH - POD 6A/6B



N.T.S.



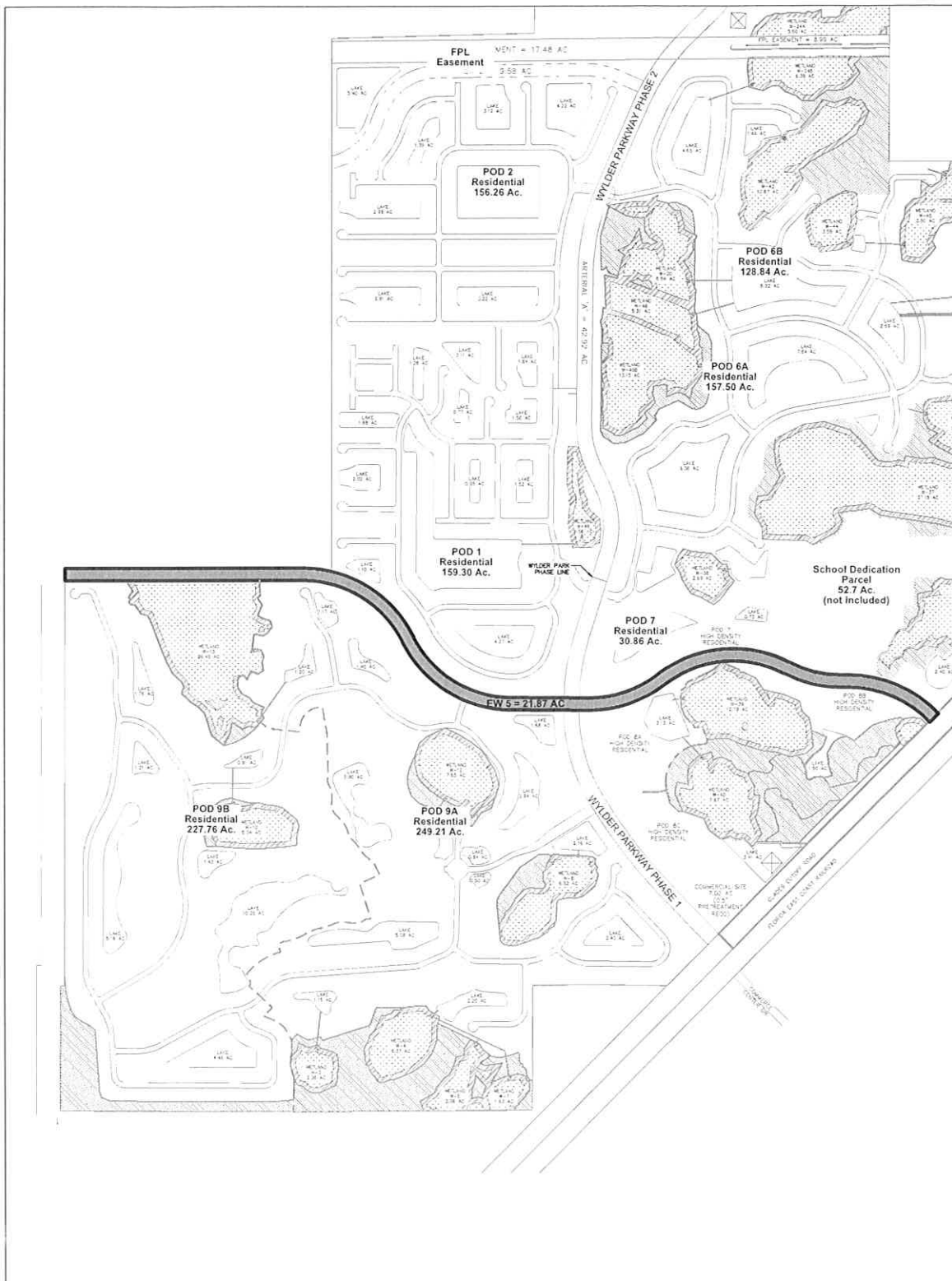
FIGURE 7: SITE PLAN
LTC RANCH – POD 9



N.T.S.



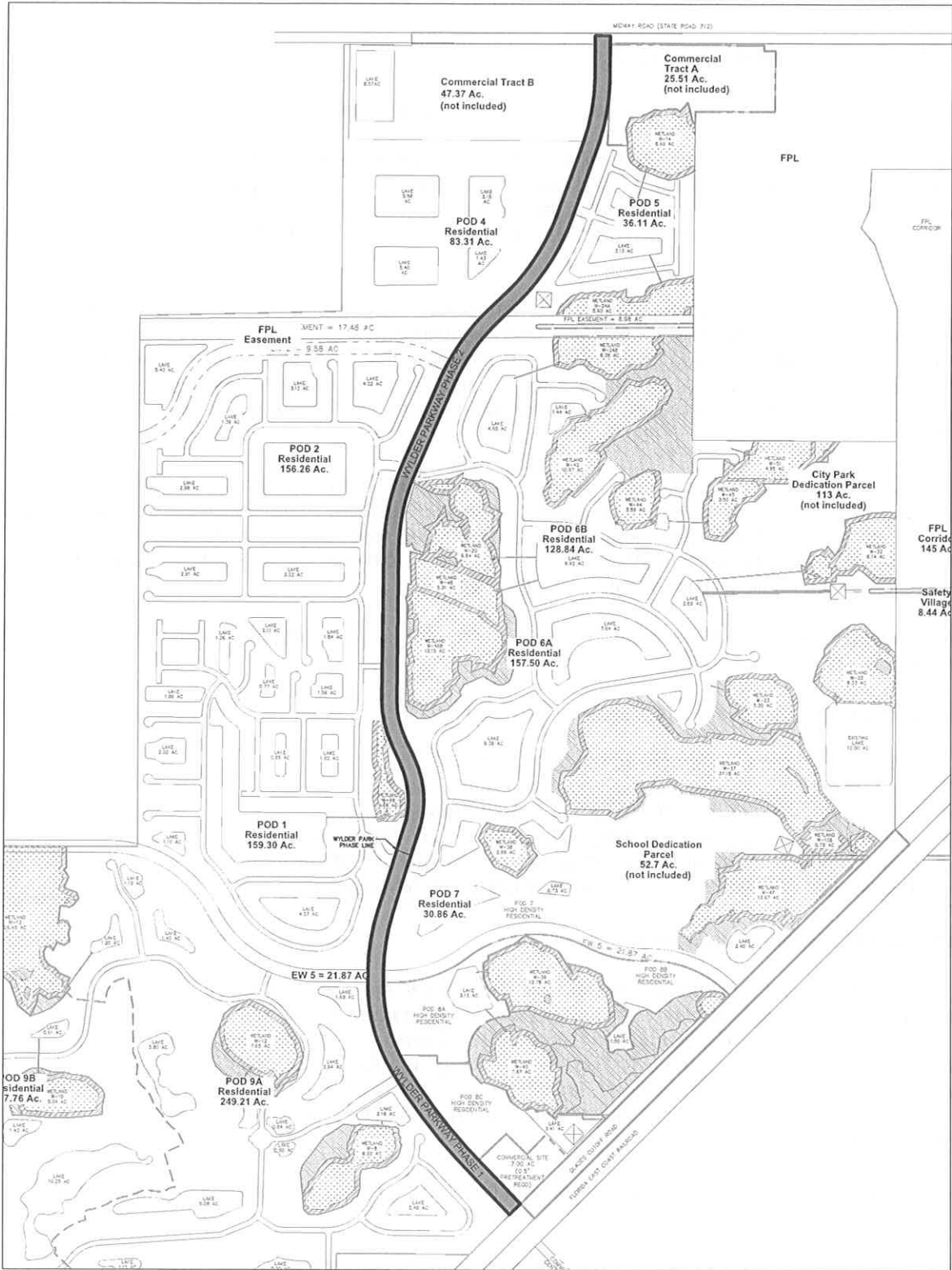
FIGURE 8: SITE PLAN
LTC RANCH - EW-5



N.T.S.



FIGURE 9: WYLDER PARK- PHASE 1 & 2



N.T.S.

SECTION 4

INFRASTRUCTURE IMPROVEMENTS

Surface Water Management System, Lake Excavation and Roadway

The surface water management system will consist of inlets, manholes, storm pipes, wetland control structures, and water control structures that direct runoff to the on-site lake system for retention. This system will include the discharge canals that lead to the City's maintained canals. The surface water management system will be located in tracts or easement areas granted to the CDD, the City or the County.

The lake excavation for the Development will consist of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to a minimum of 12 feet and a maximum of 40 feet below design water level, and stockpiling the material adjacent to the lake for construction of the infrastructure. These activities will also include storm water pollution prevention measures. The excavated material will be used on-site to construct the roads and used to backfill utility trenches.

"Arterial A" will be a four-lane urban roadway section and "E/W 5" will be a two-lane urban roadway section constructed with concrete curb and gutter and concrete valley gutter which will be integral parts of the surface water management system. All other non-gated roadways within the CDD boundaries will be two-lane roads with valley gutter curb and will be funded by the CDD. Gated roads not able to be accessed by the public will not be funded by the CDD.

Note: Arterial A is also known as Wylder Parkway, but for the purposes of this document it is referred to as "Arterial A".

The following offsite improvements, will be funded by the CDD:

- Widening of Midway Road from I-95 to "Arterial A".
- Signalization of Midway Road and "Arterial A" intersection.
- Widening of Glades Cut Off Road from I-95 to "Arterial A".
- Signalization of Glades Cut Off Road and "Arterial A" intersection.
- Construction of "Arterial A" from Midway Road to Glades Cut Off Road.
- Construction of "E/W 5" from Glades Cut Off Road to "Arterial A".

Potable Water Distribution System

The on-site potable water distribution system will consist of 8" diameter and 12" diameter C-900 PVC mains, fire hydrants, and water services to all of the lots for potable service and fire protection. All proposed water main runs will tie into the proposed 16" diameter C-900 PVC water main to be constructed along Arterial "A" and a 12" water main along the E/W 5 Roadway. The proposed water main will tie into the existing public water main in three locations throughout the Development, at the intersection of "E/W 5" and Glades Cutoff Road, "Arterial A" and Glades Cutoff Road, and "Arterial A" and Midway Road.

There will be one offsite water main extension and three water main connection points for the Development:

- An extension to the existing 24" water main along Midway Road, east of I-95 to "Arterial A".
- A connection to the proposed 24" water main at the intersection of Midway Road and "Arterial A".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "E/W 5".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "Arterial A".

Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system will consist of numerous lift stations, 8" on-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes, and 6" service laterals. The proposed "Arterial A" Roadway will contain a 12" polyvinyl chloride (PVC) force main, 30" polyvinyl chloride (PVC) force main, 24" polyvinyl chloride (PVC) force main, and will tie into the existing 24" force main to the south along Glades Cut Off Road. A 36" force main will be constructed within the "E/W 5" right of way.

Reclaimed Water Distribution System (Irrigation)

The reclaim water distribution system will be supplied by Port St. Lucie Utility Services Department via the Glades Cutoff Wastewater Treatment Plant. The reclaim water distribution system will be comprised on-site of an 8" diameter C-900 main, reclaim metering stations and reclaim pump stations. "Arterial A" Roadway and "E/W 5" irrigation systems are also included within the costs component of this Engineer's Report as they are necessary to operate the roadways.

Environmental Improvements

The environmental improvements will consist of wetland mitigation and permitting, wetland protection, gopher tortoise relocation and permitting, and additional environmental reports and permitting.

SECTION 5

COST ESTIMATES FOR THE DEVELOPMENT IMPROVEMENTS

Kimley-Horn & Associates, as the District Engineer working with the Developer, have updated the estimates of probable construction cost for each of the proposed developments within the District. These estimates are based on the Site Plans for each development and similar projects located in the City of Port St. Lucie.

The Engineering Opinion of Probable Construction Cost is approximately \$133,617,194. The Engineer’s Estimates of Probable Cost for the components of the District is shown below in the table titled “LTC Ranch West Residential CDD – Opinions of Probable Costs”.

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

LTC Ranch West Residential CDD - Opinion of Probable Costs												
Item	LTC Pod 1	LTC Pod 6A	LTC Pod 6B	LTC Pod 5	LTC Pod 9A	LTC Pod 9B	Wylder Parkway Phase 1 (Glades to Pod 1)*	Wylder Parkway Phase 2 (Pod 1 to Midway)*	E/W 5 Watermain	LTC Pod 2	LTC Pod 4	TOTAL
Lake Excavation and Water, Sewer, and Roadway	\$7,684,823.00	\$4,231,581.00	\$9,040,500.00	\$1,838,803.00	\$9,890,000.00	\$10,310,000.00	-	-	-	\$12,900,000.00	\$6,500,000.00	
Environmental	\$5,540,537.00	\$3,585,005.00	\$6,356,000.00	\$2,382,987.00	\$5,120,000.00	\$5,275,000.00	-	-	-	\$7,500,000.00	\$5,500,000.00	
Recreation Tract	\$2,592,478.00	-	-	\$1,605,882.00	-	-	-	-	-	\$4,250,000.00	\$3,000,000.00	
Offsite Improvements							\$6,568,634.00	\$11,951,314.00	\$393,644.00			
TOTAL	\$15,817,838.00	\$7,816,586.00	\$15,396,500.00	\$5,827,678.00	\$15,010,000.00	\$15,585,000.00	\$6,568,634.00	\$11,951,314.00	\$393,644.00	\$24,250,000.00	\$15,000,000.00	\$133,617,194.00

* 2 Lane Costs

*Pod 2, Pod 6B, and Pod 4 have been estimated based on density, linear footage of roadways, size and depth of ponds and similar construction projects in the area as no design has been completed for these pods to date.

SECTION 6

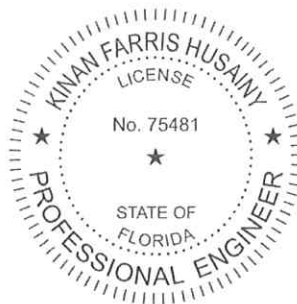
CONCLUSIONS

Based on the document prepared by Kimley-Horn & Associates, similar developments within the area, historical knowledge and with the reliance of information provided by the City and the Developer, the following findings are made:

1. LTC Ranch Pod 1 has a proposed density of 466 residential units.
2. LTC Ranch Pod 5 has a proposed density of 310 residential units.
3. LTC Ranch Pod 6A has a proposed density of 294 residential units.
4. LTC Ranch Pod 6B has a proposed density of 342 residential units.
5. LTC Ranch Pod 9A has a proposed density of 316 residential units.
6. LTC Ranch Pod 9B has a proposed density of 546 residential units.
7. LTC Ranch Pod 2 has a proposed density of 520 residential units.
8. LTC Ranch Pod 4 has a proposed density of 627 residential units.
9. The opinions of probable cost for the improvements are estimated at \$133,617,194

KIMLEY HORN & ASSOCIATES

Kinan Husainy, P.E.
District Engineer
Florida Registration No. 75481



Digitally signed by Kinan Husainy
DN: cn=Kinan Husainy, c=US, o=KIMLEY-HORN AND ASSOCIATES INC, email=kinan.husainy@kimley-horn.com
Date: 2023.11.15 16:33:23 - 05'00'

Tab 4



Rizzetta & Company

LTC Ranch West Residential Community Development District

Master Special Assessment Allocation Report (Expansion Area)

3434 Colwell Ave
Suite 200
Tampa, FL 33614
www.rizzetta.com

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TABLE OF CONTENTS

		<u>Page</u>
I.	INTRODUCTION	1
II.	DEFINED TERMS.....	1
III.	DISTRICT INFORMATION.....	2
IV.	CAPITAL IMPROVEMENT PROGRAM – EXPANSION AREA.....	2
V.	MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS.....	3
VI.	ADDITIONAL STIPULATIONS.....	5
EXB “A”	ALLOCATION METHODOLOGY.....	6

INDEX OF TABLES

<u>Table</u>	<u>Description</u>	<u>Page</u>
1	PRELIMINARY DEVELOPMENT PLAN – EXPANSION AREA.....	A-1
2	TOTAL CIP COST DETAIL – EXPANSION AREA.....	A-2
3	TOTAL COST ALLOCATION – EXPANSION AREA.....	A-3
4	FINANCING INFORMATION – MAXIMUM BONDS.....	A-4
5	FINANCING INFORMATION – MAXIMUM ASSESSMENTS.....	A-4
6	ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS.....	A-5
	MAXIMUM ASSESSMENT LIEN ROLL - EXPANSION AREA.....	A-6
	LEGAL DESCRIPTION – EXPANSION AREA.....	A-7



I. INTRODUCTION

This Master Special Assessment Allocation Report (Expansion Area), (the “Master Report”) is being presented in anticipation of financing all or a portion of the capital infrastructure project for the Expansion Area (as herein defined) by the LTC Ranch West Residential Community Development District (the “District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project for the Expansion Area.

The District plans to issue bonds in one or more series to fund a portion of the capital infrastructure project, also known as the Capital Improvement Program. This report will detail the maximum parameters for the future financing program the District will undertake, as well as determine the manner in which the special assessments will be allocated among all the landowners that will benefit from the capital Infrastructure project.

II. DEFINED TERMS

“Capital Improvement Program” – (or “CIP”) Construction and/or acquisition of public infrastructure planned for Pods 4, 5, and 9, as specified in the Amended & Restated Engineer’s Report, dated November 1, 2023.

“Developer” – Midway Glades Developers, LLC, a Delaware limited liability company.

“District” – LTC Ranch West Residential Community Development District.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Expansion Area” – that certain [795.583] acres of land added to the District’s boundary via the City Council of Port St. Lucie Ordinance No. 2022-74, and consisting of Pods 4, 5, and 9.

“Maximum Assessments” – The maximum amount of special assessments to be levied against property within the Expansion Area in relation to the CIP.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.



III. DISTRICT INFORMATION

The District was established on June 24, 2021, pursuant to City of Port St. Lucie (the “City”) Ordinance 21-53. The District originally encompassed approximately 777.267 acres, which consisted of Pods 1, 2, 6, and 7 (the “Original District Lands”). On August 22, 2022, Ordinance No. 22-74 was approved by the City, expanding the District’s boundaries to include Pods 4, 5, and 9 (795.583 acres) (“Boundary Amendment”). Post Boundary Amendment, the District consists of 1,572.85 net acres.

The District is generally located south of Midway Road, west of Interstate-95, north of Glades Cut-Off road, and east of McCarty Ranch Road. The District’s Expansion Area consists of approximately 795.583 acres. There are currently 1,516 residential units planned for development in the Expansion Area. This Master Special Assessment Allocation Report will describe the allocation of the Expansion Area’s maximum special assessment lien.

Note, prior to the Boundary Amendment, the District issued its \$17,870,000 Special Assessment Improvement Bonds, Series 2021A (Assessment Area One Project) (the “Series 2021A Bonds”), and \$12,445,000 Special Assessment Improvement Bonds, Series 2021B (Series 2021B Project) (the “Series 2021B Bonds”) (together, the “Prior Bonds”). The Series 2021A Bonds are secured by the debt assessment levied on Pods 1 and 6A and the Series 2021B Bonds are secured by the debt assessments levied on Pods 2, 6B, and 7 of the Original District Lands pursuant to separate assessment resolutions and assessment reports. The assessments securing the Prior Bonds are allocated to specific property within the District, separate and distinctive from the Expansion Area.

Table 1 illustrates the District’s preliminary development plan for the Expansion Area.

IV. CAPITAL IMPROVEMENT PROGRAM – EXPANSION AREA

The District’s Capital Improvement Program for the Expansion Area (“CIP”) includes, but is not limited to, Lake excavation and drainage, water, sewer, reclaim distribution, and roadways. The total CIP is estimated to cost \$51,422,578, as shown in detail on Table 2. The estimated construction costs of the CIP identified above were provided by the District’s Engineer in their Supplemental Engineer’s Report of Infrastructure Improvements, dated November 1, 2023 (“Engineer’s Report”). It is expected that the District will issue special assessment revenue bonds in the immediate future to fund a portion of the CIP, with the balance funded by the Developer, future bonds, or other sources.

Table 3 demonstrates the allocation of the estimated CIP costs among the Expansion Area’s proposed development plan. The costs are allocated using EAU factors, which have the effect of stratifying the costs based on land use. This method of EAU allocation for a residential development meets statutory requirements and is commonly accepted in the industry.



V. MASTER ASSESSMENT ALLOCATION – MAXIMUM ASSESSMENTS

Unlike property taxes, which are ad valorem in nature, a community development district may levy special assessments under Florida Statutes Chapters 170, 190 and 197 only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. Special benefits act as a logical connection to property from the improvement system or services and facilities being constructed. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit received by that parcel. A district typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

A. Benefit Analysis

Improvements undertaken by the District, as more clearly described in the Engineer's Report, create both special benefits and general benefits. The general benefits also inure to the general public at large and are incidental and distinguishable from the special benefits which accrue to the specific property within the Expansion Area, or more precisely defined as the land uses which specifically receive benefit from the CIP as described in the report.

It is anticipated that the projects included in the CIP will provide special benefit to the lands within the Expansion Area. These infrastructure projects are a system of improvements and were designed specifically to facilitate the development of the District's Expansion Area properties into a viable community, from both a legal and socio-economic standpoint. Therefore, special benefits will accrue to the land uses within the Expansion Area within the District.

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two requirements are met, Florida law provides the District's board of supervisors with the ability to use discretion in determining the allocation of the assessments as long as the manner in which the board allocates the assessments is fairly and reasonably determined.

Florida Statute 170.201 states that the governing body of a municipality may apportion costs of such special assessments based on:

- (a) The front or square footage of each parcel of land; or
- (b) An alternative methodology, so long as the amount of the assessment for each parcel of land is not in excess of the proportional benefits as compared to other assessments on other parcels of land.



Based on discussions with the District's Engineer, evaluation of the Engineer's Report, as well as discussions with other District staff and the Developer regarding the project, it has been determined that the manner to allocate the final assessments is to be based on the front footage of each Platted Unit. This method of EAU allocation meets statutory requirements and is generally accepted in the industry. Table 3 demonstrates the allocation of the estimated construction costs allocated to the various planned unit types for the Expansion Area. The costs are allocated using EAU factors.

B. Anticipated Bond Issuance

As described above, it is expected that the District will issue bonds in one or more series to fund a portion of the CIP. Notwithstanding the description of the Maximum Assessments below, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. Please note that the preceding statement only applies to capital assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operations and maintenance of the District.

A maximum bond sizing has been provided on Table 4. This maximum bond amount has been calculated using conservative financing assumptions and represents a scenario in which the entire CIP for the Expansion Area is funded with bond proceeds. However, the District is not obligated to issue bonds at this time, and similarly may choose to issue bonds in an amount lower than the maximum amount, which is expected. Furthermore, the District may issue bonds in various par amounts, maturities, and structures up to the maximum principal amount. Table 5 represents the Maximum Assessments necessary to support repayment of bonds issued to finance the entire CIP for the Expansion Area.

C. Maximum Assessment Methodology

Initially, the District will be imposing a master Maximum Assessment lien on the Expansion Area based on the maximum benefit conferred on each parcel therein by the CIP. Accordingly, Table 6 reflects the Maximum Assessments per Platted Unit in the Expansion Area. Because the District may issue bonds in various par amounts, maturities and structures, the special assessments necessary to secure repayment of those bonds will not exceed the amounts on Table 6. It is expected that the standard long-term special assessments borne by property owners will be lower than the amounts in Table 6 and will reflect assessment levels which conform with the current market.

The Expansion Area lands subject to the Maximum Assessments include Unplatted Parcels within Pods 4, 5, and 9. Initially, Maximum Assessments will be levied on the approximately 795.583 gross acres of Unplatted Parcels within the Expansion Area on an equal assessment per acre basis. As the Unplatted Parcels are either sold in bulk to third parties, or are platted or otherwise subdivided into Platted Units, individual Maximum Assessments will be assigned to those Platted Units at the



per-unit amounts described in Table 6, thereby reducing the Maximum Assessments encumbering the remaining Unplatted Parcels by a corresponding amount. Any unassigned amount of Maximum Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Developer, Maximum Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of sale. If the Unplatted Parcel is subsequently sub-divided into small parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the CIP are added to the District's boundaries, whether by another boundary amendment or increase in density, Maximum Assessments may be allocated to such lands, pursuant to the methodology described herein.

VI. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District's engineer, District's underwriter and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



EXHIBIT A:

MASTER ALLOCATION METHODOLOGY



Rizzetta & Company

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN - EXPANSION AREA

PRODUCT	POD 4	POD 5	POD 9	TOTAL	
Condos	-	-	84	84	Units
Townhome 20'	144	156	32	332	Units
Townhome 24'	-	154	-	154	Units
Villa 35'	-	-	38	38	Units
Single Family 40'	-	-	48	48	Units
Single Family 50'	200	-	423	623	Units
Single Family 60'	-	-	237	237	Units
TOTAL:	344	310	862	1516	

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 2: TOTAL CIP COST DETAIL - EXPANSION AREA

COSTS	POD 4	POD 5	POD 9A	POD 9B	TOTAL
Lake Excavation and Drainage	\$6,500,000	\$1,838,809	\$9,890,000	\$10,310,000	\$28,538,809
Water, Sewer, and Reclaim Distribution	\$5,500,000	\$2,382,987	\$5,120,000	\$5,275,000	\$18,277,987
Roadway	\$3,000,000	\$1,605,882	\$0	\$0	\$4,605,882
Total Costs	\$15,000,000	\$5,827,678	\$15,010,000	\$15,585,000	\$51,422,678

NOTE: Infrastructure cost estimates provided by the District's engineer. Only those costs associated with the Expansion Area are included above.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 3: TOTAL CIP COST ALLOCATION - EXPANSION AREA

DESCRIPTION	EAU	UNITS	TOTAL EAU'S	% OF EAU	TOTAL COSTS	PER UNIT COSTS
Condos	0.40	84	33.60	2.77%	\$1,424,733	\$16,961
Townhome 20'	0.40	332	132.80	10.95%	\$5,631,087	\$16,961
Townhome 24'	0.48	154	73.92	6.10%	\$3,134,412	\$20,353
Villa 35'	0.70	38	26.60	2.19%	\$1,127,913	\$29,682
Single Family 40'	0.80	48	38.40	3.17%	\$1,628,266	\$33,922
Single Family 50'	1.00	623	623.00	51.37%	\$26,416,921	\$42,403
Single Family 60'	1.20	237	284.40	23.45%	\$12,059,346	\$50,883
		1516	1212.72	100.00%	\$51,422,678	

NOTE: Infrastructure cost estimates provided by the District's engineer.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 4: FINANCING INFORMATION - MAXIMUM BONDS

Maximum Coupon Rate		8.00%
Maximum Annual Debt Service ("MADS")		\$6,307,636
 SOURCES:		
	MAXIMUM PRINCIPAL AMOUNT	<u>\$71,010,000</u> ⁽¹⁾
	Total Net Proceeds	\$71,010,000
 USES:		
	Construction Account	(\$51,422,678)
	Debt Service Reserve Fund	(\$6,307,636)
	Capitalized Interest (~24 months)	(\$11,359,486)
	Costs of Issuance	(\$500,000)
	Underwriter's Discount	<u>(\$1,420,200)</u>
	Total Uses	(\$71,010,000)

(1) The District is not obligated to issue this amount of bonds.

TABLE 5: FINANCING INFORMATION MAXIMUM ASSESSMENTS

Maximum Interest Rate		8.00%
Aggregate Initial Principal Amount		\$71,010,000
Aggregate Annual Installment		6,307,636.04 ⁽¹⁾
Estimated County Collection Costs	2.00%	134,205.02 ⁽²⁾
Maximum Early Payment Discounts	4.00%	<u>268,410.04</u> ⁽²⁾
Estimated Total Annual Installment		<u><u>6,710,251.11</u></u>

(1) Based on MADS for the Maximum Bonds.

(2) May vary as provided by law.



**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

TABLE 6: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	EAU	TOTAL EAU'S	% OF TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Condos	84	0.40	34	2.77%	\$1,967,425.29	\$23,421.73	\$185,916.32	\$2,213.29
Townhome 20'	332	0.40	133	10.95%	\$7,776,014.25	\$23,421.73	\$734,812.11	\$2,213.29
Townhome 24'	154	0.48	74	6.10%	\$4,328,335.64	\$28,106.08	\$409,015.90	\$2,655.95
Villa 35'	38	0.70	27	2.19%	\$1,557,545.02	\$40,988.03	\$147,183.75	\$3,873.26
Single Family 40'	48	0.80	38	3.17%	\$2,248,486.05	\$46,843.46	\$212,475.79	\$4,426.58
Single Family 50'	623	1.00	623	51.37%	\$36,479,343.95	\$58,554.32	\$3,447,198.40	\$5,533.22
Single Family 60'	237	1.20	284	23.45%	\$16,652,849.79	\$70,265.19	\$1,573,648.84	\$6,639.87
TOTAL	1,516		1,213	100.00%	\$71,010,000.00		\$6,710,251.11	

(1) Represents maximum assessments based on allocation of the maximum bonds for the Expansion Area. Actual collected amounts expected to be lower.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

**LTC RANCH WEST RESIDENTIAL
COMMUNITY DEVELOPMENT DISTRICT
MASTER SPECIAL ASSESSMENT ALLOCATION REPORT
EXPANSION AREA**

MASTER ASSESSMENT LIEN ROLL			
PARCEL ID	ACREAGE	MAXIMUM PRINCIPAL PER ACRE	MAXIMUM ANNUAL ASSESSMENT PER ACRE ⁽¹⁾
See attached legal description	1	\$89,255.30	\$8,434.38
TOTAL	795.583	\$71,010,000.00	\$6,710,251.11

⁽¹⁾ Includes estimated St. Lucie County collection costs and discounts.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY NORTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°21'14"E, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1268.72 FEET; THENCE DEPARTING SAID WEST LINE N77°48'34"E A DISTANCE OF 42.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 660.00' AND A CENTRAL ANGLE OF 54' 28' 07" FOR AN ARC LENGTH OF 627.43 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 31' 45"E FOR 604.07 FEET; THENCE N20° 17' 41" E FOR 130.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.00' AND A CENTRAL ANGLE OF 65° 37' 39" FOR AN ARC LENGTH OF 637.22 FEET, SAID CURVE HAVING A CHORD BEARING OF N54° 36' 31"E FOR 599.80 FEET; THENCE N88° 55' 20" E FOR 1437.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 780.00' AND A CENTRAL ANGLE OF 24° 20' 19" FOR AN ARC LENGTH OF 331.34 FEET, SAID CURVE HAVING A CHORD BEARING OF S78° 54' 30"E FOR 328.85 FEET; THENCE S66° 44' 21" E FOR 365.44 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2023.00' AND A CENTRAL ANGLE OF 12° 30' 16" FOR AN ARC LENGTH OF 441.51 FEET, SAID CURVE HAVING A CHORD BEARING OF N32° 13' 43"E FOR 440.63 FEET; THENCE N89° 06' 58"E FOR 2097.23 FEET; THENCE N00° 07' 56"W FOR 2211.54 FEET; THENCE S89° 48' 49"W FOR 157.61 FEET; THENCE N54° 09' 50"W FOR 35.07 FEET; THENCE S87° 55' 58"W FOR 87.96 FEET THENCE S76° 32' 04"W FOR 44.47 FEET; THENCE S88° 05' 45"W FOR 35.92 FEET; THENCE N81° 47' 28"W FOR 50.78 FEET; THENCE S58° 18' 21"W FOR 59.09 FEET; THENCE S62° 31' 56"W FOR 23.47 FEET; THENCE S62° 28' 24"W FOR 38.11 FEET; THENCE S53° 51' 17"W FOR 72.13 FEET; THENCE S87° 21' 39"W FOR 57.70 FEET; THENCE S20° 10' 11"W FOR 91.22 FEET; THENCE S00° 12' 34"W FOR 148.99 FEET; THENCE S89° 59' 59"W FOR 235.94 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2425.00' AND A CENTRAL ANGLE OF 15° 11' 38" FOR AN ARC LENGTH OF 643.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N07° 35' 49"E FOR 641.19 FEET; THENCE N00° 00' 00"E FOR 172.31 FEET; THENCE N49° 05' 06"E FOR 118.60 FEET; THENCE S89° 39' 06"W FOR 89.63 FEET; THENCE N00° 00' 00"E FOR 94.86 FEET; THENCE S89° 36' 23"W FOR 250.01 FEET; THENCE S00° 00' 00"E FOR 94.66 FEET; THENCE S89° 39' 07"W FOR 90.03 FEET; THENCE S49° 34' 01"E FOR 118.27 FEET; THENCE S00° 00' 00"E FOR 170.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2175.00' AND A CENTRAL ANGLE OF 16° 59' 32" FOR AN ARC LENGTH OF 645.04 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 29' 46"W FOR 642.68 FEET; THENCE S89° 38' 27"W FOR 2040.65 FEET; THENCE N00° 02' 13"E FOR 966.03 FEET; THENCE N89° 59' 14"W FOR 284.39 FEET; THENCE S00° 11' 16"E FOR 2621.26 FEET; THENCE S88° 17' 25"W FOR 1984.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 203.438 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "D" OF THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 24, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "D" THE PLAT OF LTC RANCH WEST, AS RECORDED IN PLAT BOOK 83, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 1208.95 FEET; THENCE N89°45'05"E, ALONG THE WEST BOUNDARY OF SAID TRACT "D" A DISTANCE OF 44.50 FEET; THENCE N00°14'55"W, ALONG THE WEST LINE OF SAID TRACT "D" A DISTANCE OF 3986.92 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "D"; N89° 39' 17" E FOR 2611.76 FEET; THENCE N00° 21' 14" W FOR 26.77 FEET; THENCE DEPARTING SAID BOUNDARY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 49° 47' 06" FOR AN ARC LENGTH OF 1047.91 FEET, SAID CURVE HAVING A CHORD BEARING OF S51° 58' 01"E FOR 1015.25 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 62° 55' 31" FOR AN ARC LENGTH OF 1192.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S58° 32' 14"E FOR 1133.66 FEET; THENCE N90° 00' 00" E FOR 755.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 718.86 FEET, SAID CURVE HAVING A CHORD BEARING OF N71° 02' 13"E FOR 705.61 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 85° 02' 13" FOR AN ARC LENGTH OF 1368.94 FEET, SAID CURVE HAVING A CHORD BEARING OF N84° 35' 33"E FOR 1296.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 552.74 FEET, SAID CURVE HAVING A CHORD BEARING OF S77° 28' 12"E FOR 546.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 46° 57' 33" FOR AN ARC LENGTH OF 988.43 FEET, SAID CURVE HAVING A CHORD BEARING OF S68° 34' 17"E FOR 960.99 FEET; THENCE S45° 14' 45" E FOR 20.63 FEET TO THE SOUTHEAST LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 120.00 FEET; THENCE DEPARTING SAID SOUTHEAST LINE, N45° 14' 45" W FOR 20.79 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 46° 58' 03" FOR AN ARC LENGTH OF 890.23 FEET, SAID CURVE HAVING A CHORD BEARING OF N68° 34' 02"W FOR 865.52 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 29° 09' 43" FOR AN ARC LENGTH OF 613.82 FEET, SAID CURVE HAVING A CHORD BEARING OF N77° 28' 12"W FOR 607.21 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1086.00' AND A CENTRAL ANGLE OF 85° 02' 13" FOR AN ARC LENGTH OF 1232.73 FEET, SAID CURVE HAVING A CHORD BEARING OF S84° 35' 33"W FOR 1167.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1206.00' AND A CENTRAL ANGLE OF 37° 55' 34" FOR AN ARC LENGTH OF 798.29 FEET, SAID CURVE HAVING A CHORD BEARING OF S71° 02' 13"W FOR 783.50 FEET; THENCE, N90° 00' 00" W FOR 94.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1507.38' AND A CENTRAL ANGLE OF 28° 10' 57" FOR AN ARC LENGTH OF 741.44 FEET, SAID CURVE HAVING A CHORD BEARING OF S13° 25' 38"E FOR 733.99 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 4934.28' AND A CENTRAL ANGLE OF 13° 20' 01" FOR AN ARC LENGTH OF 1148.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S36° 35' 00"E FOR 1145.69 FEET; THENCE, S44° 06' 51" E FOR 142.23 FEET; THENCE, S44° 07' 13" E FOR 593.37 FEET TO THE SOUTHEAST LINE OF TRACT "D"; THENCE ALONG SAID SOUTHEAST LINE OF TRACT "D" S44° 45' 15" W FOR 707.13 FEET; THENCE ALONG THE SOUTH LINE OF TRACT "D" N89° 33' 57" W FOR 639.87 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 35' 34" W FOR 607.28 FEET; THENCE S00° 02' 24" E FOR 1210.00 FEET TO THE SOUTH LINE OF SAID TRACT "D"; THENCE ALONG SAID SOUTH LINE OF TRACT "D" S89° 21' 07" W FOR 2007.99 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE OF TRACT "D" S89° 54' 03" W FOR 2610.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 592.145 ACRES, MORE OR LESS.

Tab 5

RESOLUTION 2024-05

A RESOLUTION OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, LTC Ranch West Residential Community Development District (the “District”) previously indicated its intention to construct or acquire certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (the “Board”) noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LTC RANCH WEST RESIDENTIAL COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain roadways, stormwater management, potable water, reclaimed water and sanitary sewer utilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (i) the District provide the Project (the "Project"), the nature and location of which was initially described in Resolution 2024-03 and is shown in the *Supplemental Engineer's Report* dated November 16, 2023 (the "Engineer's Report"), and which Project's plans and specifications are on file in the District's records office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; (ii) the cost of such Project be assessed against the lands specially benefited by such Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Project, the levying of such Special Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Project which are to be assessed against the benefitted properties, pending the collection of such Special Assessments, it is necessary for the District from time to time to sell and issue its Special Assessment Revenue Bonds, in one or more series (the "Bonds").

(g) By Resolution 2024-03, the Board determined to provide the Project and to defray the costs thereof by levying Special Assessments on benefitted property and expressed an intention to issue Bonds, notes, or other specific financing mechanisms to provide all or a portion of the funds needed for the Project prior to the collection of such Special Assessments. Resolution 2024-03 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2024-03 said Resolution 2024-03 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2024-03, a preliminary assessment roll was adopted and

filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2024-04 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (i) the propriety and advisability of making the infrastructure improvements constituting the Project, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On January 4, 2024, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) that the estimated costs of the Project are as specified in the Engineer's Report (attached as **Exhibit A** hereto and incorporated herein by this reference), which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties within the District specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Allocation Report (Expansion Area)*, dated November 16, 2023 (the "Assessment Report") attached hereto as **Exhibit B** and incorporated herein by this reference, which results in allocation of assessments in the manner set forth in the final assessment roll included therein (the "Special Assessments"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds; and

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in

the case of each such parcel, will be equal to or in excess of the Special Assessments thereon when allocated as set forth in **Exhibit B**; and

(iv) it is in the best interests of the District that the Special Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That certain Project for construction of infrastructure improvements initially described in Resolution 2024-03, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Project and the costs to be paid by Special Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Special Assessments on parcels specially benefited by the Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. Immediately following the adoption of this Resolution these Special Assessments, as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Special Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds

at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Special Assessment the difference, if any, between the Special Assessment as hereby made, approved, and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves, or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Special Assessments for the entire Project has been determined, the term "Special Assessment" shall, with respect to each parcel, mean the sum of the costs of the Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Special Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Special Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Project and the adoption by the Board of a resolution accepting the Project; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Project has been completed and a resolution accepting the Project has been adopted by the Board, the Special Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Special Assessments may prepay the entire remaining balance of the Special Assessments or, one time, a portion of the remaining balance of the Special Assessment at any time if there is also paid, in addition to the prepaid principal balance of the Special Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Special Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Special Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the "Uniform Method"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such

Special Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Special Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Special Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law. Such special assessments shall at all times be collected in a manner consistent with applicable trust indenture.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of St. Lucie County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) There may be required from time to time certain true-up payments as specified in the Assessment Report and in supplemental assessment methodology reports. As parcels of land or lots are platted or subject to site plan approval, the Special Assessments securing the Bonds shall be allocated as set forth in such reports. In furtherance thereof, at such time as parcels or land or lots are platted or subject to site plan approval, it shall be an express condition of the lien established by this Resolution that any and all initial plats or site plans of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres, amounts of debt allocated to each acre, and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution, including the collection of a true-up payment contemplated by the Assessment Report. The District Manager shall cause the Special Assessments to be reallocated to the units being platted and the remaining property in accordance with such the Assessment Report and supplemental assessment methodology reports, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in supplemental assessment methodology report which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable as set forth in the Assessment Report, in addition to the regular assessment installment payable with respect to the remaining developable acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the landowner intends to develop the unit numbers and types shown in **Exhibit B**, on the net developable acres and is

intended to provide a formula to ensure that the appropriate ratio of the Special Assessments to developable acres or EAUs is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit B** from being developed. In no event shall the District collect Special Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the True-Up Methodology to any assessment reallocation pursuant to this paragraph would result in Special Assessments collected in excess of the District's total debt service obligation for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Special Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Special Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Special Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners association that is exempt from special assessments under Florida law shall not be subject to the Special Assessments. If at any time, any real property on which Special Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Special Assessments thereon), all future unpaid Special Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of St. Lucie County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 4th DAY OF JANUARY, 2024.

**LTC RANCH WEST RESIDENTIAL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Supplemental Engineer's Report, dated November 16, 2023

Exhibit B: Master Special Assessment Allocation Report (Expansion Area), dated November 16, 2023

Exhibit A

Engineer's Report

Exhibit B

Master Assessment Methodology